
THIS INSTRUMENT WAS PREPARED BY:

James P. Naftel, II, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

John W. Minor, IV
104 South 14th Street
Nashville, Tennessee 37206

TRUSTEES' DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

WHEREAS, by that certain Deed executed on December 9, 1992, and recorded in the Probate Court of Shelby County, Alabama as Instrument No. 1992-30436, Ida Mae Levio, an unmarried woman, transferred and conveyed all her interest in and to that certain real property located in Shelby County, Alabama, being more particularly described below, to Gloria Levio Minor as Trustee of the Regina John IV Trust dated November 15, 1992 (the "Trust");

WHEREAS, on September 8, 2014, in the matter styled *In the Matter of Gloria Levio Minor*, Case No. PR-2014-000331 in the Probate Court of Shelby County, Alabama, Gloria Levio Minor, the original sole Trustee of the Trust, was determined and declared to be an incapacitated person;

WHEREAS, pursuant to the terms of the Trust, Ida Regina Minor and John W. Minor, IV, both of whom are adults and competent to act, are appointed as successor Trustees of the Trust in the event that Gloria Levio Minor shall cease to serve as Trustee; accordingly, each of Ida Regina Minor and John W. Minor, IV currently serve as Co-Trustees of the Trust;

WHEREAS, the Trust provides that at any time after John W. Minor, IV attains the age of thirty (30) years, the Trust may be terminated by the Trustees; and

WHEREAS, John W. Minor, IV currently is thirty-nine (39) years of age; and

WHEREAS, in accordance with the terms of the Trust and by mutual agreement of Ida Regina Minor and John W. Minor, IV as presumptive remainder beneficiaries of the Trust upon its termination, the Co-Trustees have exercised their discretion to terminate the Trust, and by this instrument desire to transfer and convey the real property held by the Trust and herein described to John W. Minor, IV, an individual, outright and free of further Trust obligations;

Shelby County, AL 01/05/2015
State of Alabama
Deed Tax: \$340.00


20150105000004380 1/5 \$366.00
Shelby Cnty Judge of Probate, AL
01/05/2015 02:15:51 PM FILED/CERT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Ida Regina Minor and John W. Minor, IV, as successor Co-Trustees of the Regina John IV Trust dated November 15, 1992** (herein referred to as Grantor), does grant, bargain, sell and convey unto **John W. Minor, IV** (herein referred to as Grantee), all of the Trust's undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

All that part of the following described property which lies West of Shelby County Road No. 28: The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, Section 31 and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 32, all in Township 21 South, Range 1 East.

This conveyance is made subject to all taxes currently due or accruing against the subject property, any easements, restrictions, reservations or rights of way appearing of record in the aforesaid Probate Office, and any minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, whether or not recorded.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

This instrument is executed by Grantor solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Ida Regina Minor and John W. Minor, IV in their individual capacities, and Grantor expressly limits liability hereunder to the property now or hereafter held by Grantor in the representative capacity named.

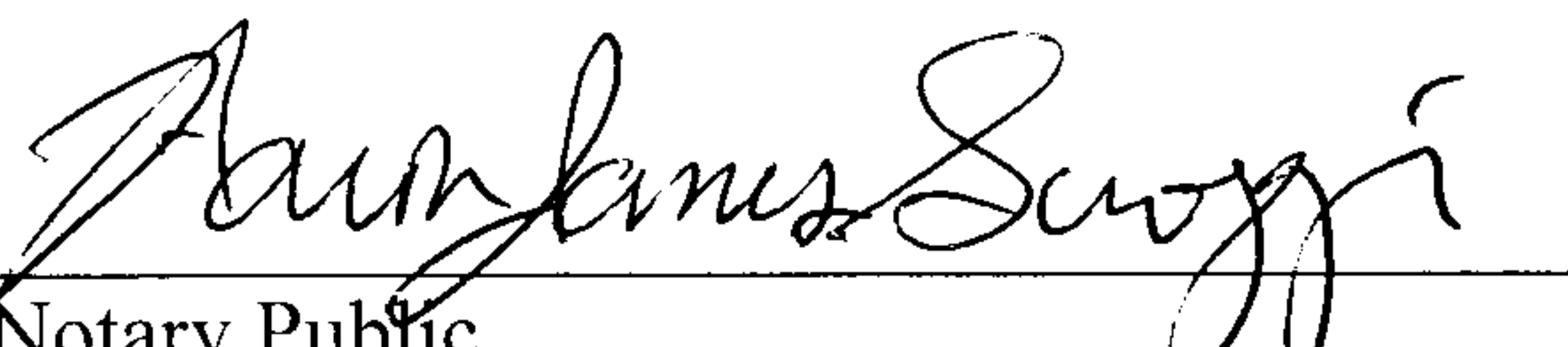
IN WITNESS WHEREOF, the undersigned Co-Trustees have hereunto set their hands and seals this 12 day of DECEMBER, 2014.

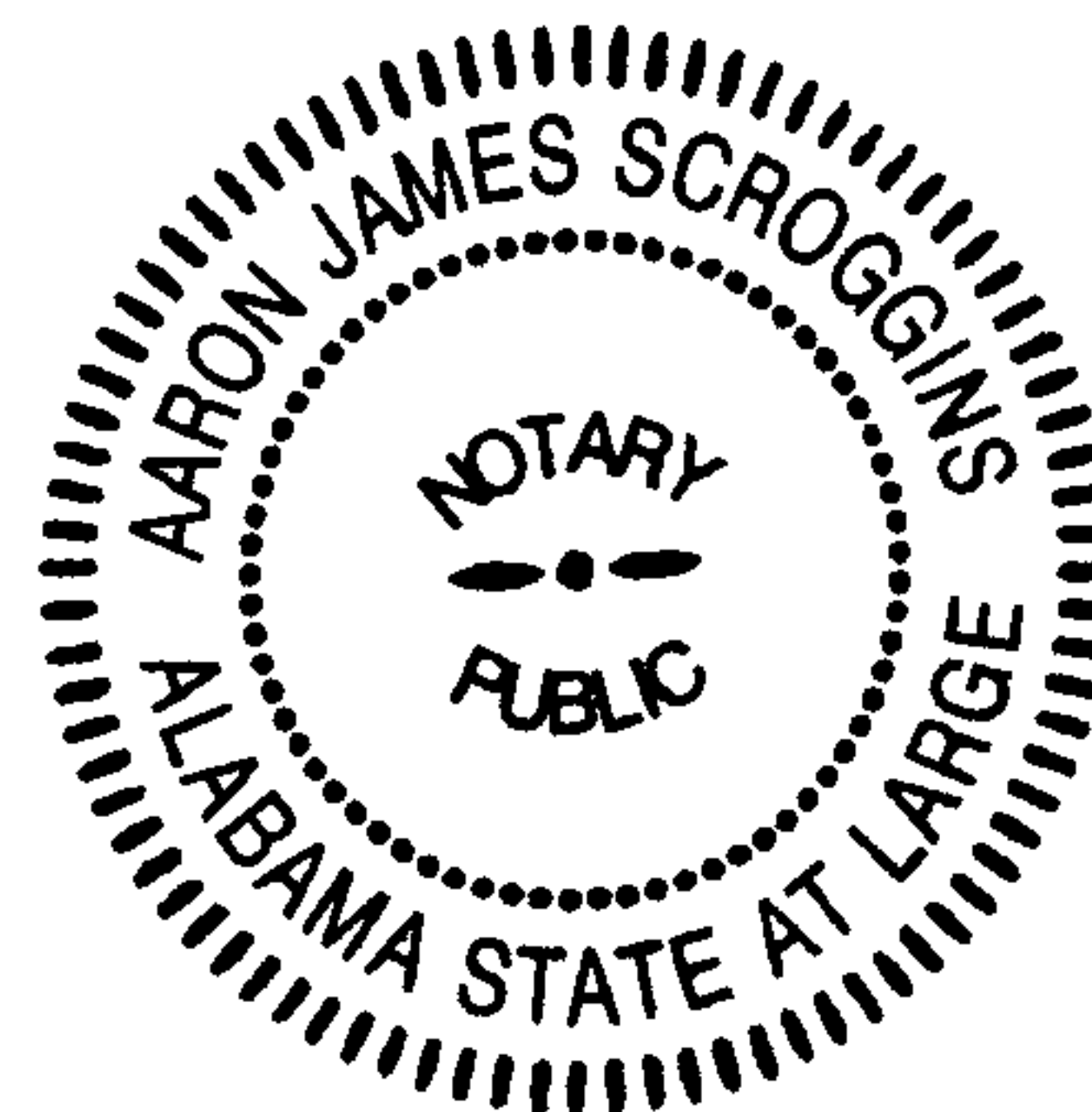

**IDA REGINA MINOR, as Co-Trustee of
the Regina John IV Trust dated
November 15, 1992**

STATE OF Alabama)
COUNTY OF Jefferson)

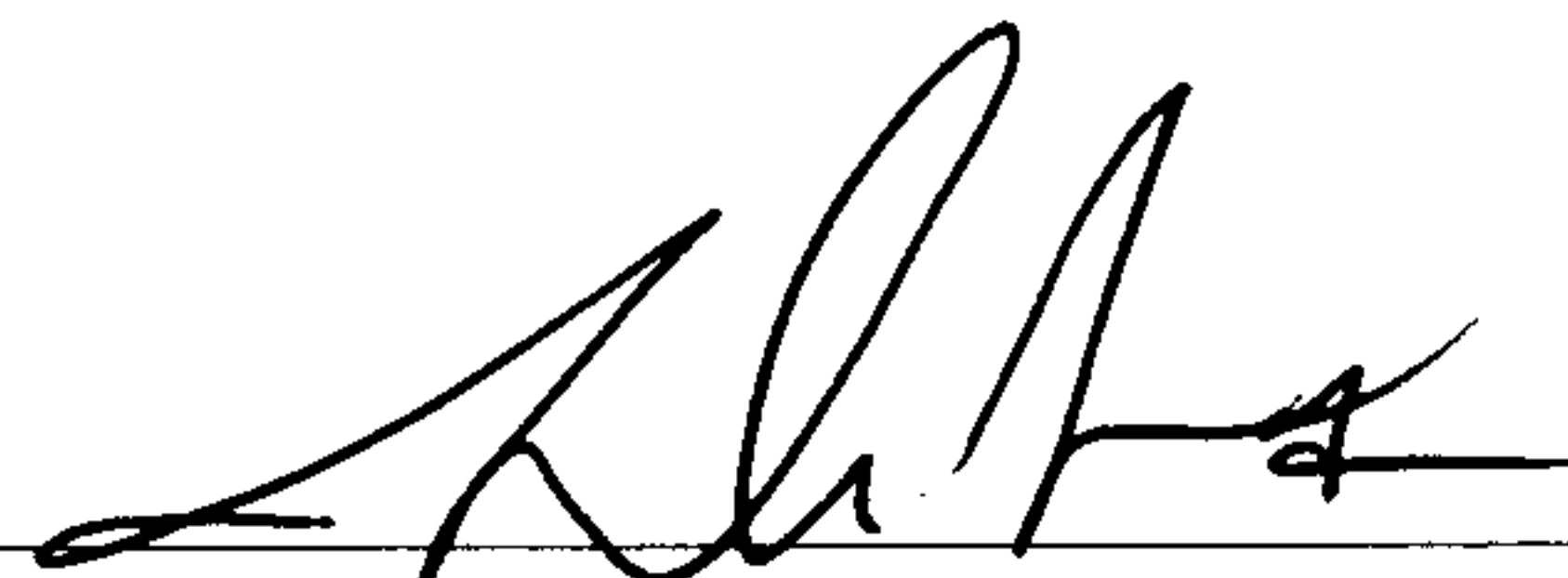
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ida Regina Minor, as Co-Trustee of the Regina John IV Trust dated November 15, 1992**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her representative capacity and with full authority, executed the same as and for the act of said Trust.

Given under my hand and official seal this 12 day of December, 2014.


Notary Public
My Commission Expires: 06/19/2016
(SEAL)



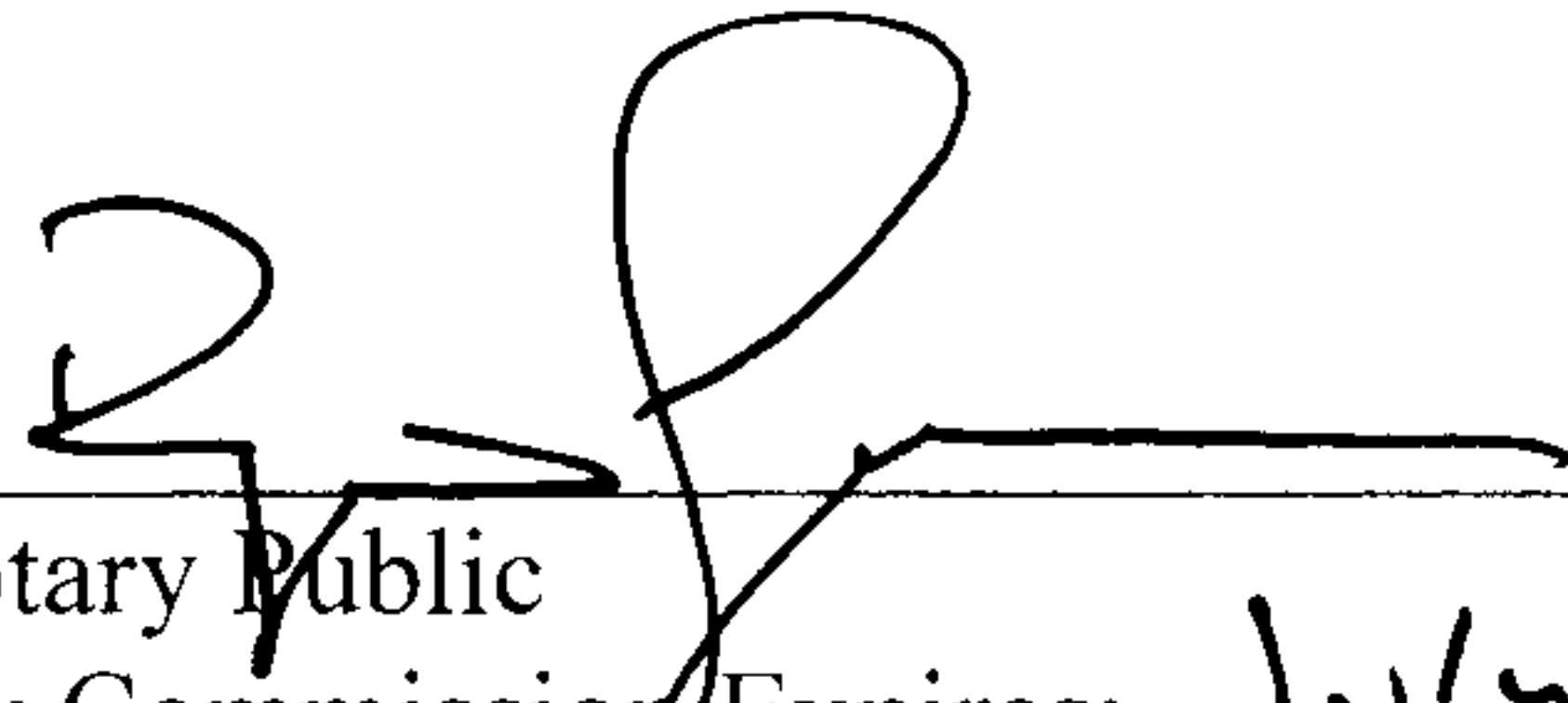
20150105000004380 3/5 \$366.00
Shelby Cnty Judge of Probate, AL
01/05/2015 02:15:51 PM FILED/CERT

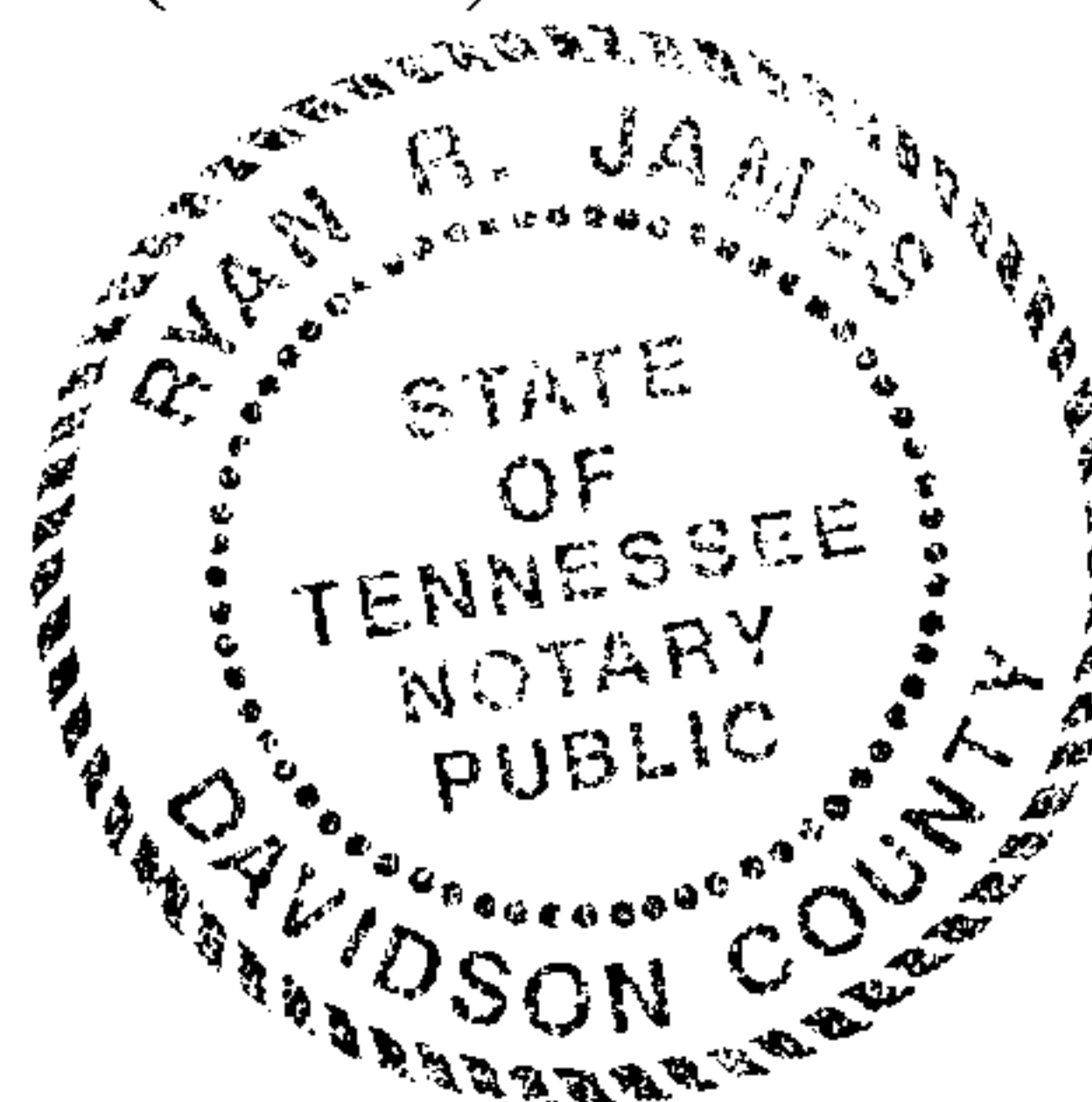

JOHN W. MINOR, IV, as Co-Trustee of
the Regina John IV Trust dated
November 15, 1992

STATE OF TN)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John W. Minor, IV, as Co-Trustee of the Regina John IV Trust dated November 15, 1992**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his representative capacity and with full authority, executed the same as and for the act of said Trust.

Given under my hand and official seal this 16th day of Dec, 2014.


Notary Public
My Commission Expires: July 6th, 2015
(SEAL)




20150105000004380 4/5 \$366.00
Shelby Cnty Judge of Probate, AL
01/05/2015 02:15:51 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name REGINA-JOHN E TRUST
Mailing Address P.O. Box 330609
NASHVILLE, TN 37203

Grantee's Name JOHN W. MINOR, IV
Mailing Address P.O. Box 330609
NASHVILLE, TN 37203

Property Address S 1/2 - NE 1/4 of Section 31
& SW 1/4 - NW 1/4 of Section
32, T21S, R1E
Shelby County, AL

Date of Sale 12/12/14
Total Purchase Price \$
or
Actual Value \$ 340,000.00
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/26/14

Print JAMES P. NAFFEL, IV

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150105000004380 5/5 \$366.00
Shelby Cnty Judge of Probate, AL
01/05/2015 02:15:51 PM FILED/CERT